

senior citizen housing within the downtown can most effectively be provided through high density development.

**5.9.3 Development Intensity Policy.** The maximum building intensity within the High Density Residential District shall be 30 housing units per net acre, and the maximum floor area ratio shall be 1.4.

**5.9.4 Minimum Lot Size Policy.** The minimum lot size within the High Density Residential District shall ensure that a minimum of 4 units could be developed on the lot under the building intensity policy 5.9.3 of this Plan. The consolidation of parcels along Elmer Street would be required if redevelopment were to take place.

**Guideline.** A minimum parcel size of 7,200 square feet could accommodate the development of 4 residential units plus the parking and landscaping requirements of this Plan.

**5.9.5 Setback Requirement Policy.** Setbacks shall be 15 feet front yard, 6 feet plus 2 additional feet for each story above 2 stories side yard, and 15 feet rear yard.

**5.9.6 Frontage Policy.** The average lot width shall be wide enough to encourage buildings to face towards the street rather than fitting sideways on a narrow parcel, thus preventing the occurrence of blank streetwalls.

**Guideline.** A minimum frontage of 72 feet would be sufficient to accommodate a forward facing building.

**5.9.7 Building Height Policy.** The maximum building height shall be 4 stories.

**5.9.8 Parking Policy.** Off-street parking shall be provided in accordance with Table 6.5 of this Plan.

**5.9.9 Landscaping Policy.** Landscaping within the High Density Residential District shall be utilized to improve the appearance of building facades and provide landscaped yard areas in front of and between buildings.

**Guideline.** A minimum of 300 square feet of open space for each dwelling unit on the ground floor, plus 150 square feet of open space area for each unit above the ground floor would provide for an aesthetically pleasing and useable open space area. The preservation or planting of large (specimen sized) trees should be encouraged.